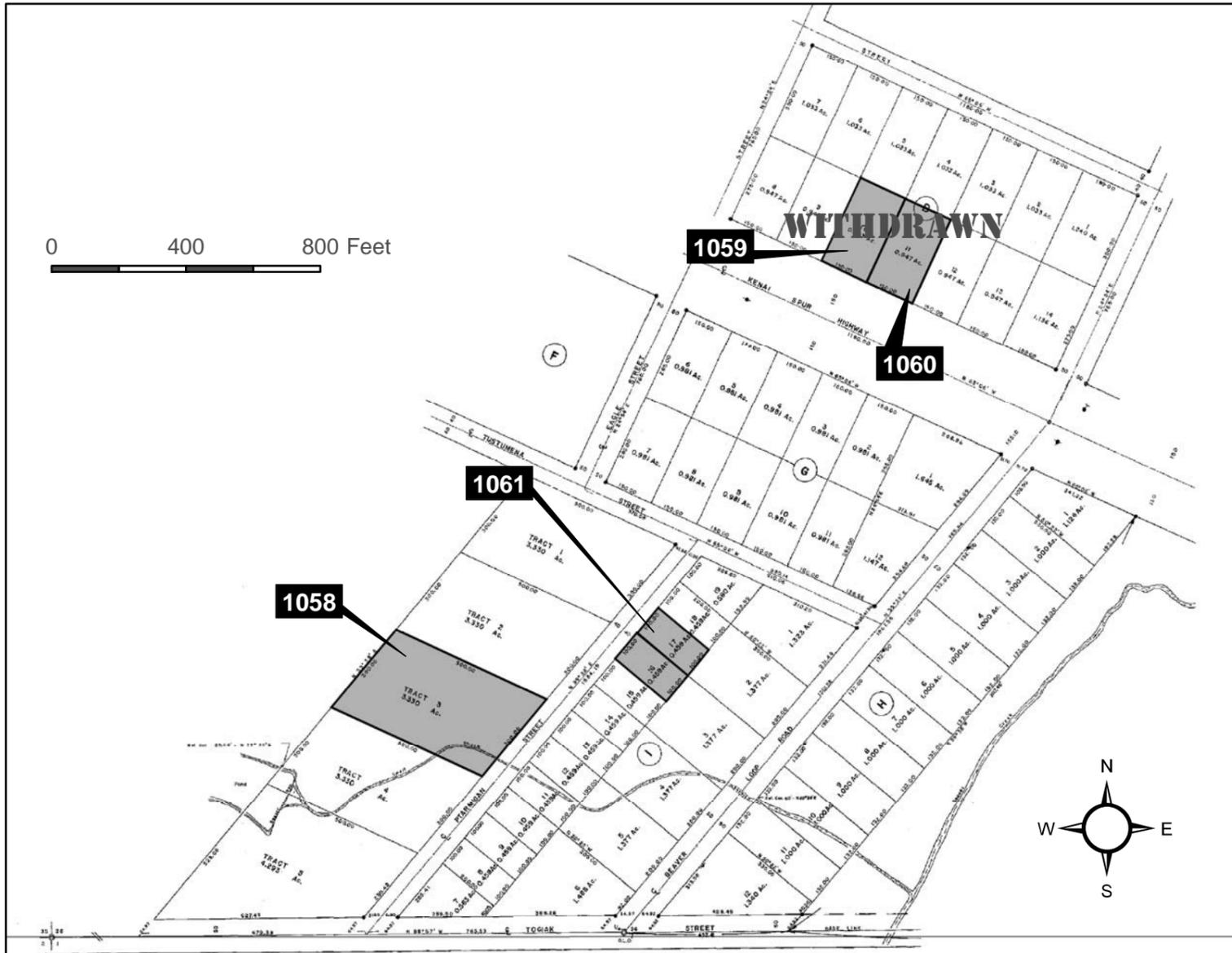


Map 5 - Beaver Creek Alaska Subdivision

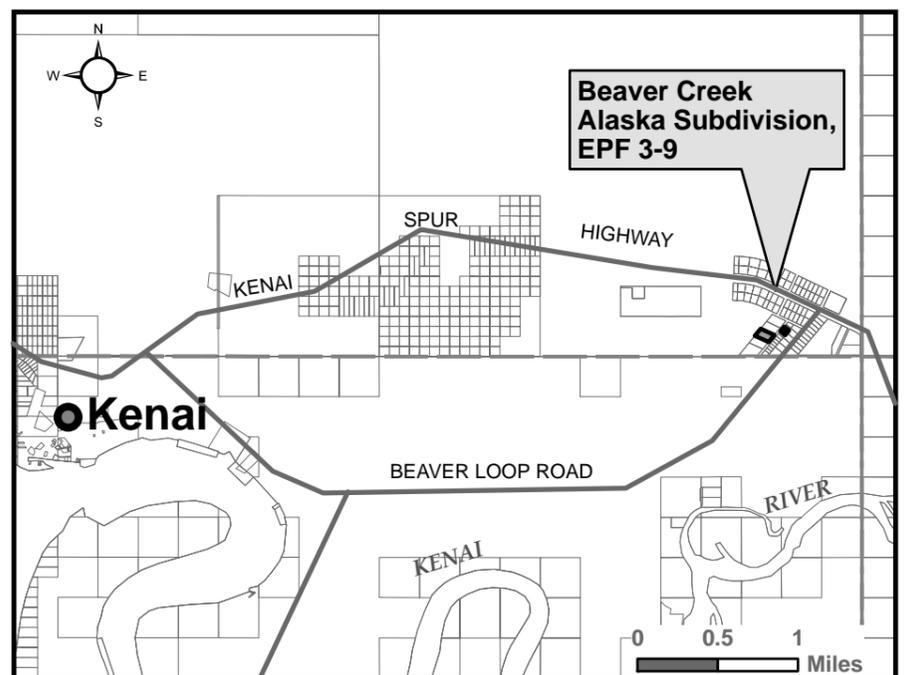
EPF 3-9

Southcentral Region



Location	This subdivision is located on the Kenai Peninsula on both sides of the Kenai Spur Highway, four miles east of the central business district of the City of Kenai.
Topo Map	USGS Quads Kenai C-4
Access	Direct access to Parcels 1059 and 1060 is by the Kenai Spur Highway. Access to Parcels 1058 and 1061 is by Beaver Loop Road south of the Kenai Spur Highway, then by Togiak Street and an undeveloped, platted right-of-way, Ptarmigan Street. Building permits will not be issued for Parcels 1058 and 1061 until the access is constructed to City of Kenai standards to allow emergency vehicle access. At this time, the City of Kenai has no plans to develop these streets.
Terrain	Parcels are level or gradually sloping and are slightly below road grade.
Soils	Soils consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand. Portions of Parcel 1058 are extremely wet.
Vegetation	Vegetation consists of mixed forest of spruce, alder and willow as well as low bushes and grasses.
Water Frontage	None
View	None
Climate	Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches.
Water Source	Public water service is available along Kenai Spur Highway. Purchasers will be responsible for connecting service to individual parcels. Water service is not available to Parcels 1058 and 1061.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
Utilities	Electricity, telephone and natural gas service are available along the Kenai Spur Highway and Beaver Loop Road. Purchasers will be responsible for extending the existing utilities if necessary.
Restrictions	Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned Parcels 1059 and 1060 as General Commercial (CG) and Parcels 1058 and 1061 as Rural Residential (RR). These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.
Homeowners Association	None
Other	Parcels 1058 and 1061 will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1058	201241	S006N011W36	EPF 3-9	Tract 3		3.330	\$3,100
1059	228872	S006N011W36	EPF 3-9	10	B	0.947	WITHDRAWN
1060	228873	S006N011W36	EPF 3-9	11	B	0.947	WITHDRAWN
1061	201237	S006N011W36	EPF 3-9	16, 17	I	0.918	\$2,500



Township 6 North, Range 11 West, Section 36
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

